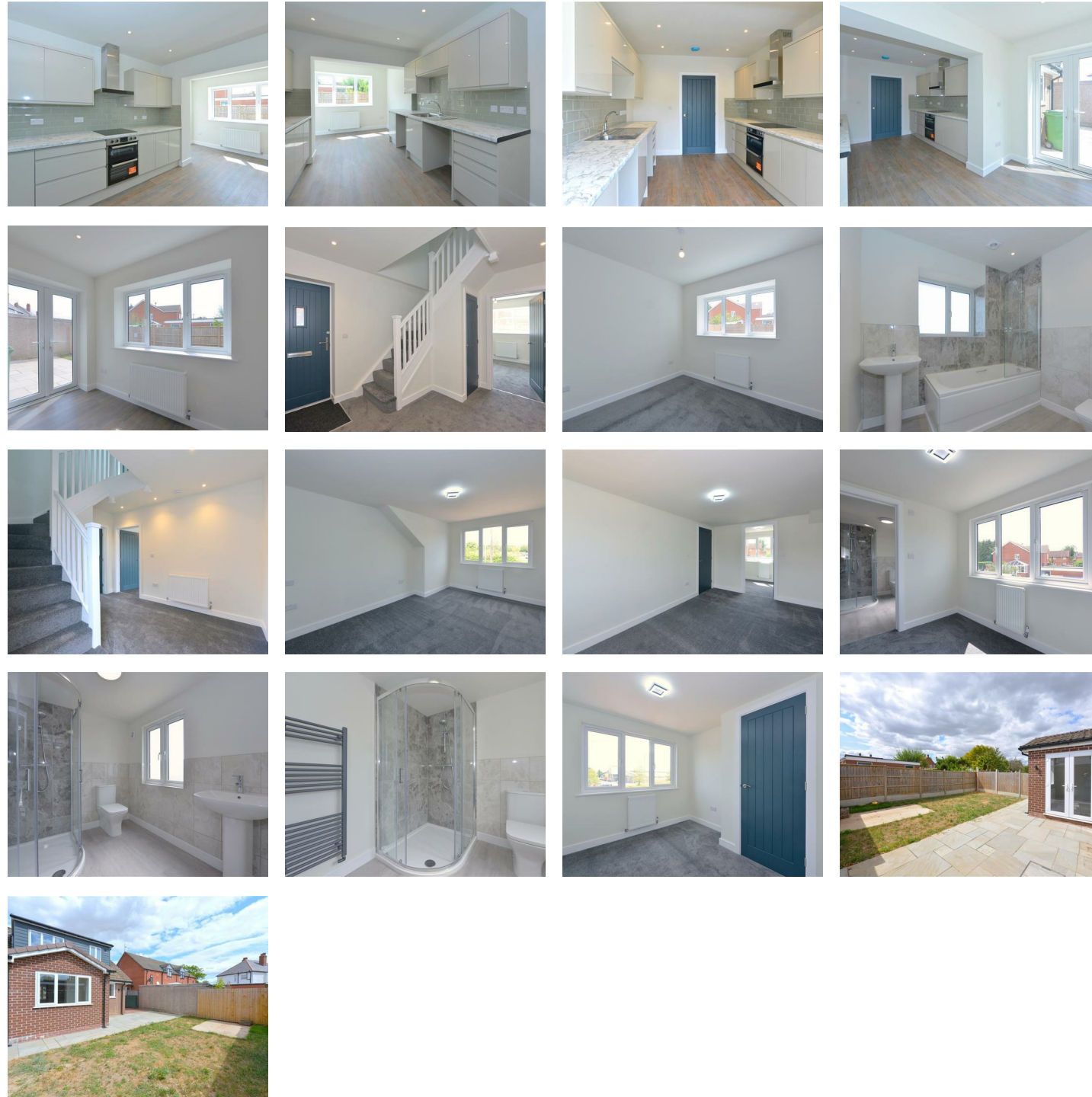


16 Featherbed Lane, Sundorne, Shrewsbury, Shropshire,
SY1 4NN

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Offers In The Region Of £299,995

Viewing: strictly by appointment
through the agent

A beautifully presented and much improved three bedroom semi detached dormer bungalow, offering versatile and spacious living accommodation throughout. Recently renovated to a high standard this lovely property combines modern living with practicality and flexible accommodation ideal for a range of buyers. The property offers generous living spaces, a contemporary finish and a thoughtful layout that allow rooms to be adapted to suit individual needs. The property is situated within this highly convenient residential location, close proximity to an array of excellent local amenities and is also well placed for easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre. This property has the added benefit for being offered for sale with NO UPWARD CHAIN and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, contemporary refitted kitchen/diner, ground floor bedroom, modern refitted ground floor bathroom, first floor landing having master bedroom with dressing and stylish ensuite shower room, further double bedroom, large stone driveway providing ample off street parking for a number vehicles, rear gardens, UPVC double glazing, electric central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Reception hallway

Having recessed spotlights to ceiling, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Lounge

18'3 x 9'6 excluding recess

Having UPVC double glazed window to front, radiator, contemporary wall mounted Log effect electric fire.

Door from lounge gives access to:

Modern refitted kitchen/diner

17'5 x 9'10 max reducing down to 9'3 min

The kitchen area comprises: A range of contemporary refitted eye level and base units with built-in cupboards and drawers, integrated double oven with four ring electric hob and cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, LVT wood effect floor covering, tiled splash surrounds, recessed spotlights to ceiling, space for appliances. The dining area comprises: UVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, radiator, LVT wood effect flooring.

Door from reception hallway gives access to:

Bedroom

9'10 x 9'4

Having UPVC double glazed window to rear, radiator.

Door from reception hallway gives access to:

Refitted bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window to front, wood effect vinyl floor covering, part tiled to walls, recessed spotlights and extractor fan to ceiling, heated towel rail.

From reception hallway stairs rise to:

First floor landing

Having doors giving access to two further bedrooms.

Bedroom

14'6 x 9'3

Having UPVC double glazed window to front, radiator.

Door from bedroom gives access to:

Dressing room

8'0 excluding recess x 6'9

The multi purpose room comprises: UPVC double glazed window to rear, radiator. From dressing room door gives access to:

Ensuite shower room

Having corner tiled shower cubicle, low flush WC, pedestal wash hand basin, wood effect vinyl floor covering, part tiled to walls, wall mounted extractor fan, heated towel rail.

Bedroom

8'5 x 8'1 max into recess reducing down to 6'10 mi

Having UPVC double glazed window to front, radiator, over stairs store cupboard housing the E electric boiler.

Outside

To the front of the property there is a generous stoned driveway providing ample off street parking for a number of vehicles which then lead to the side of the property.

Rear gardens

Comprises: Indian sand stone patio, hard standing for shed, lawn gardens, outside lighting point and is enclosed to three sides.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has

not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

